HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: January 2016

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Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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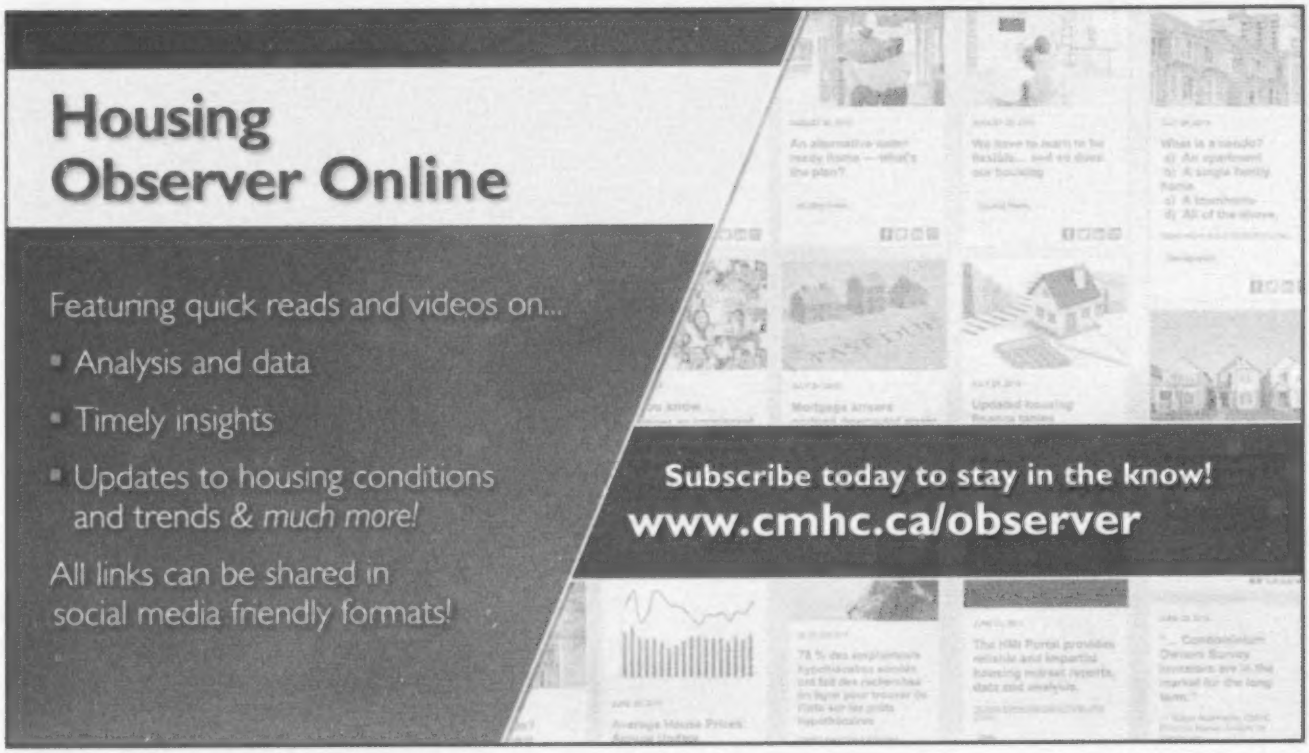
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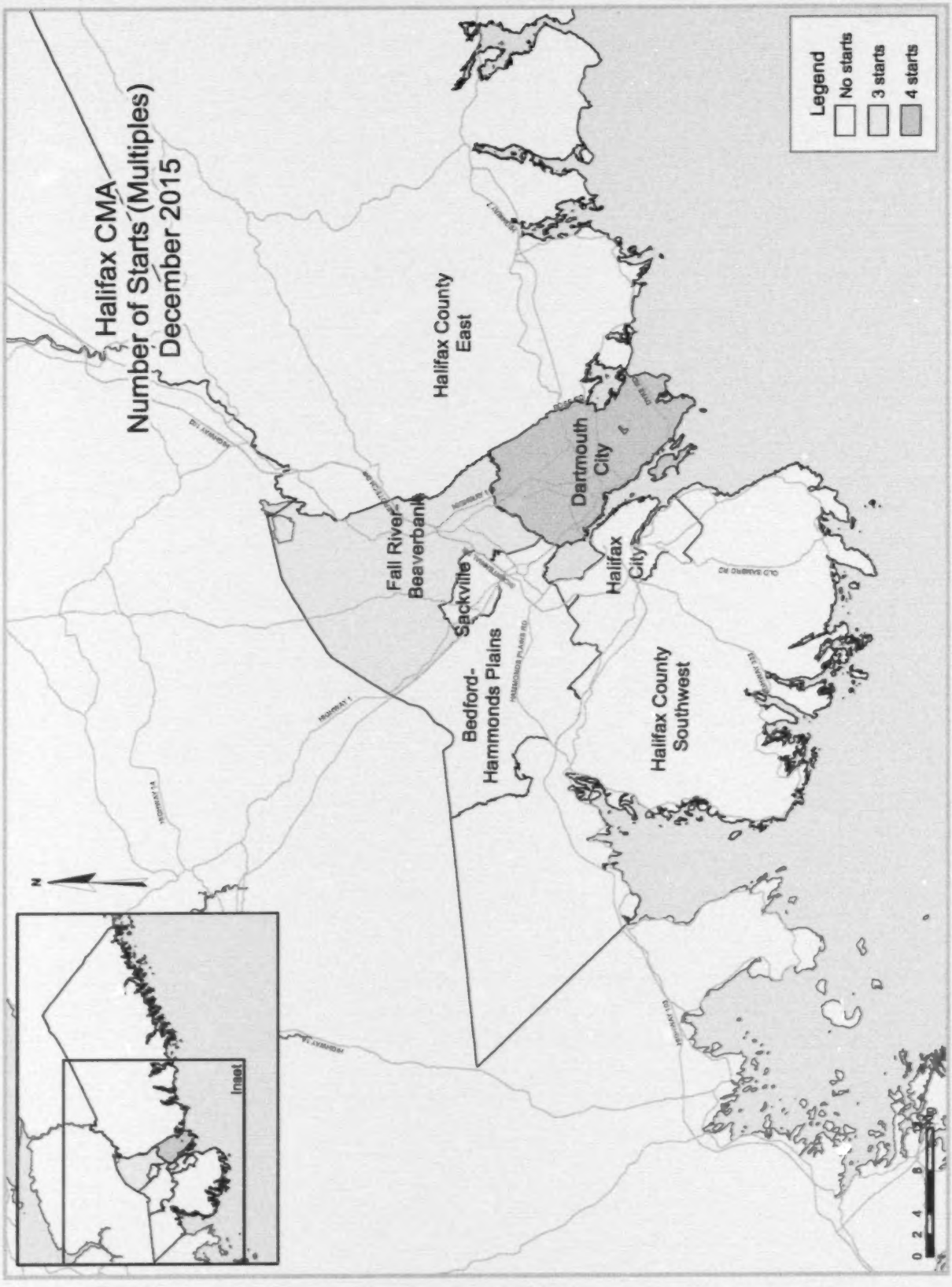
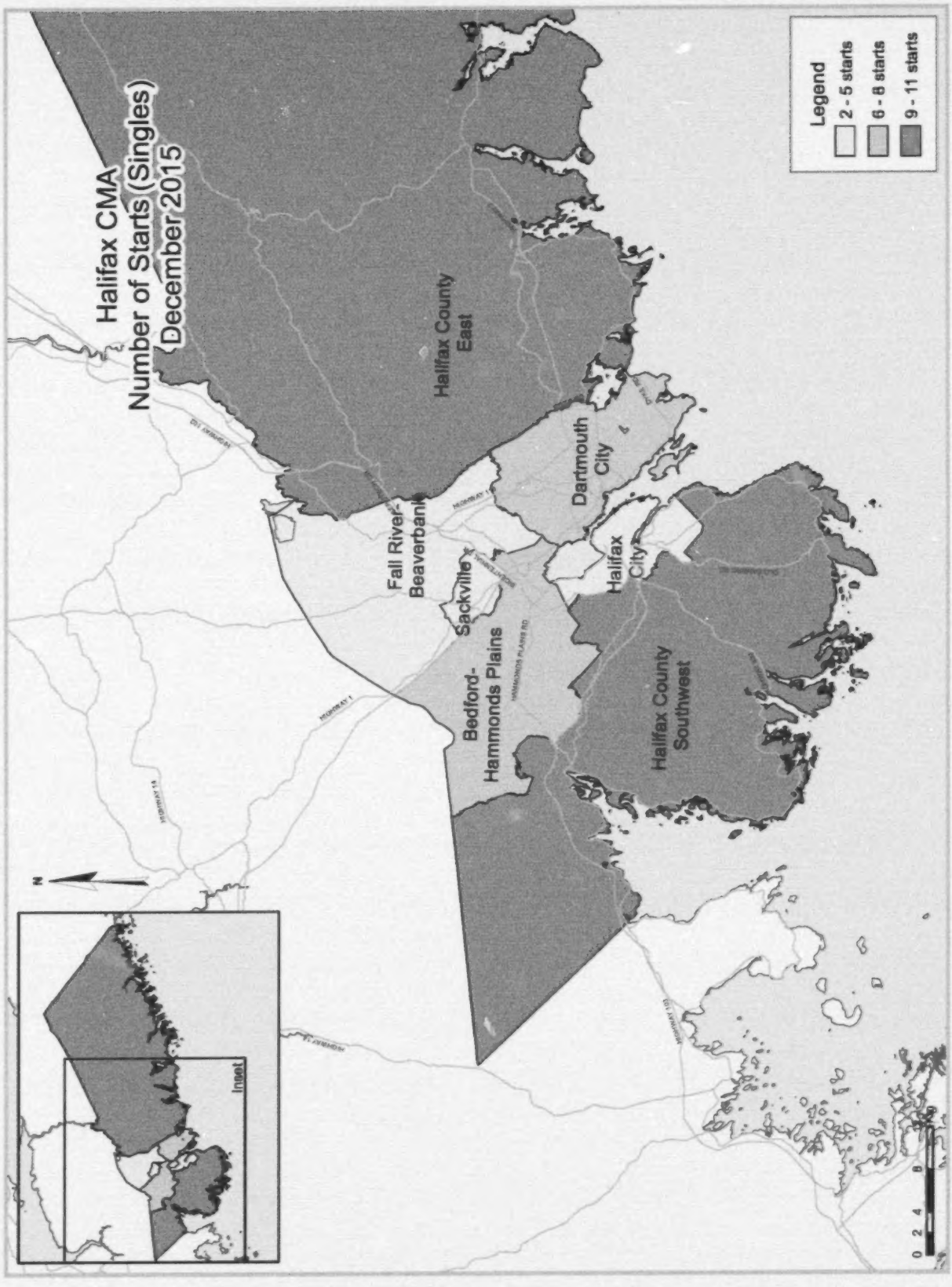
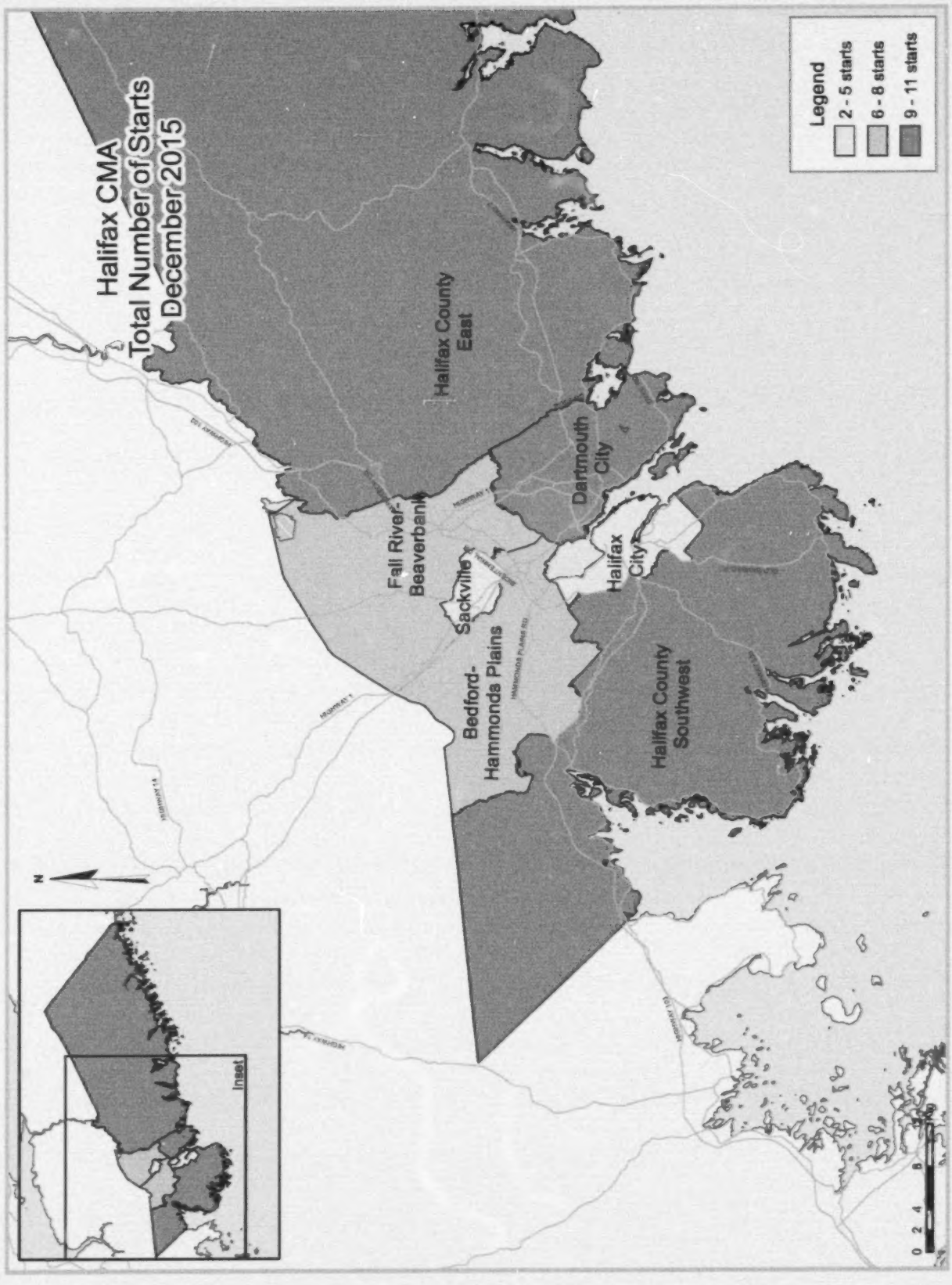
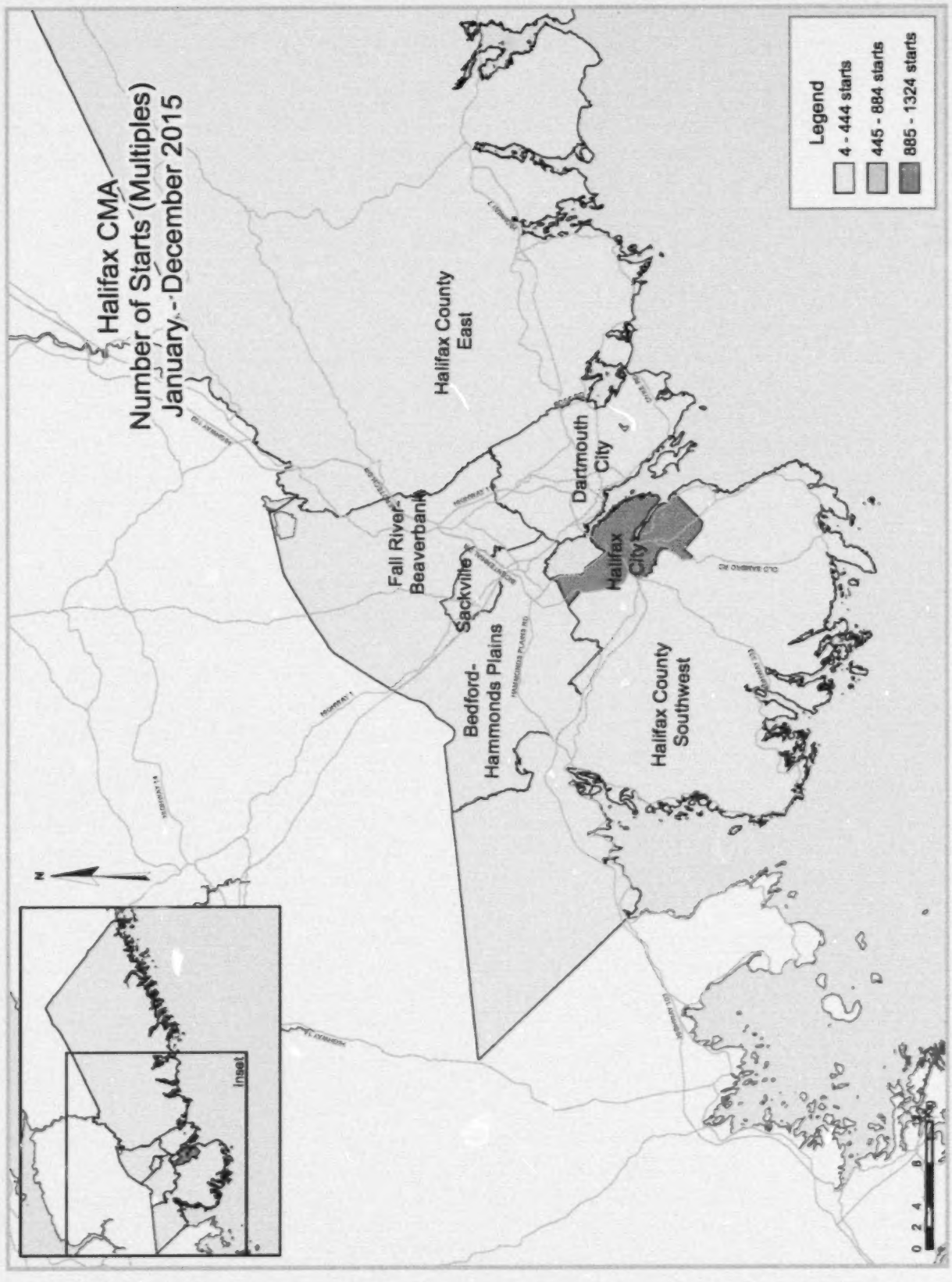
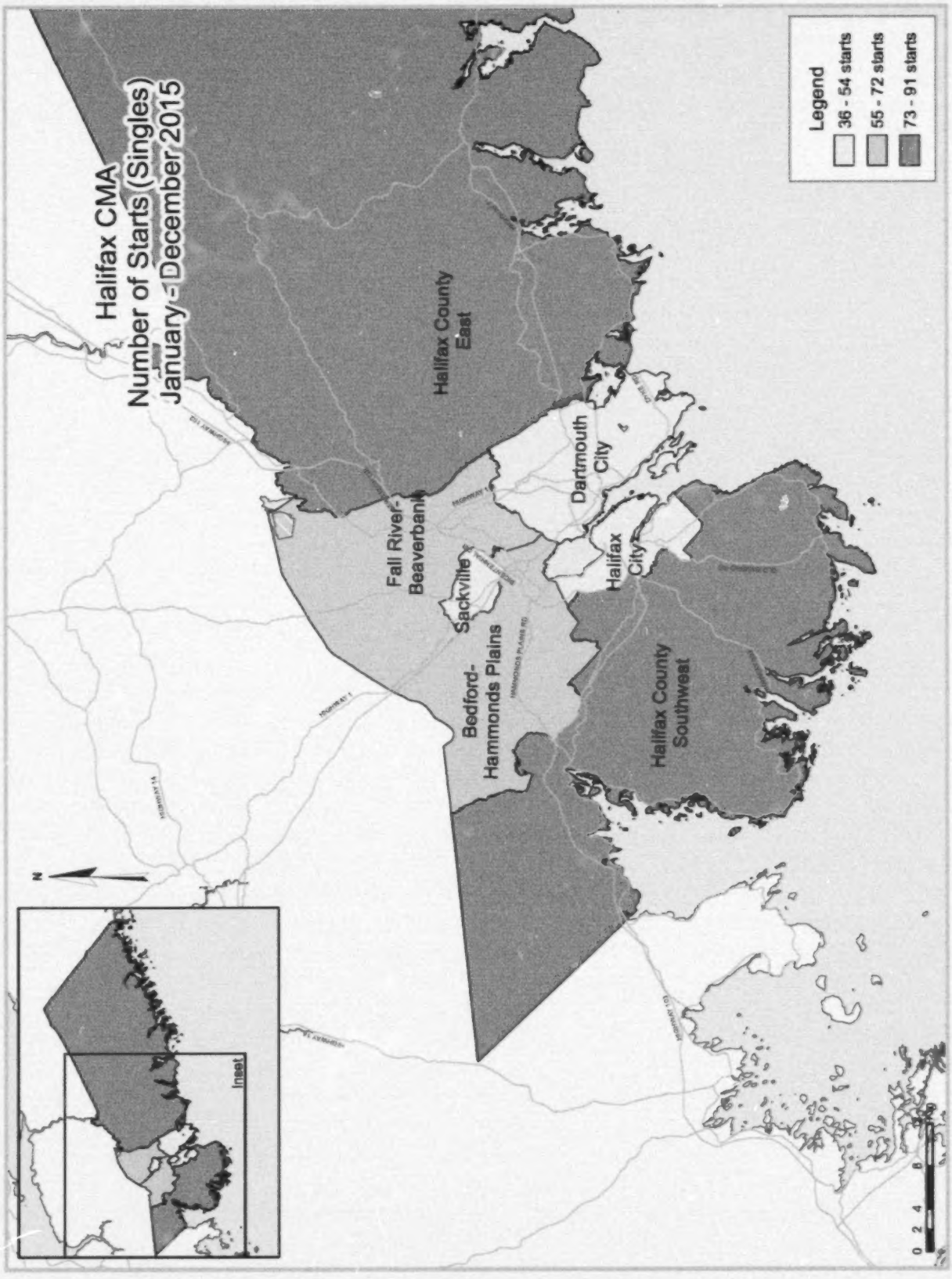
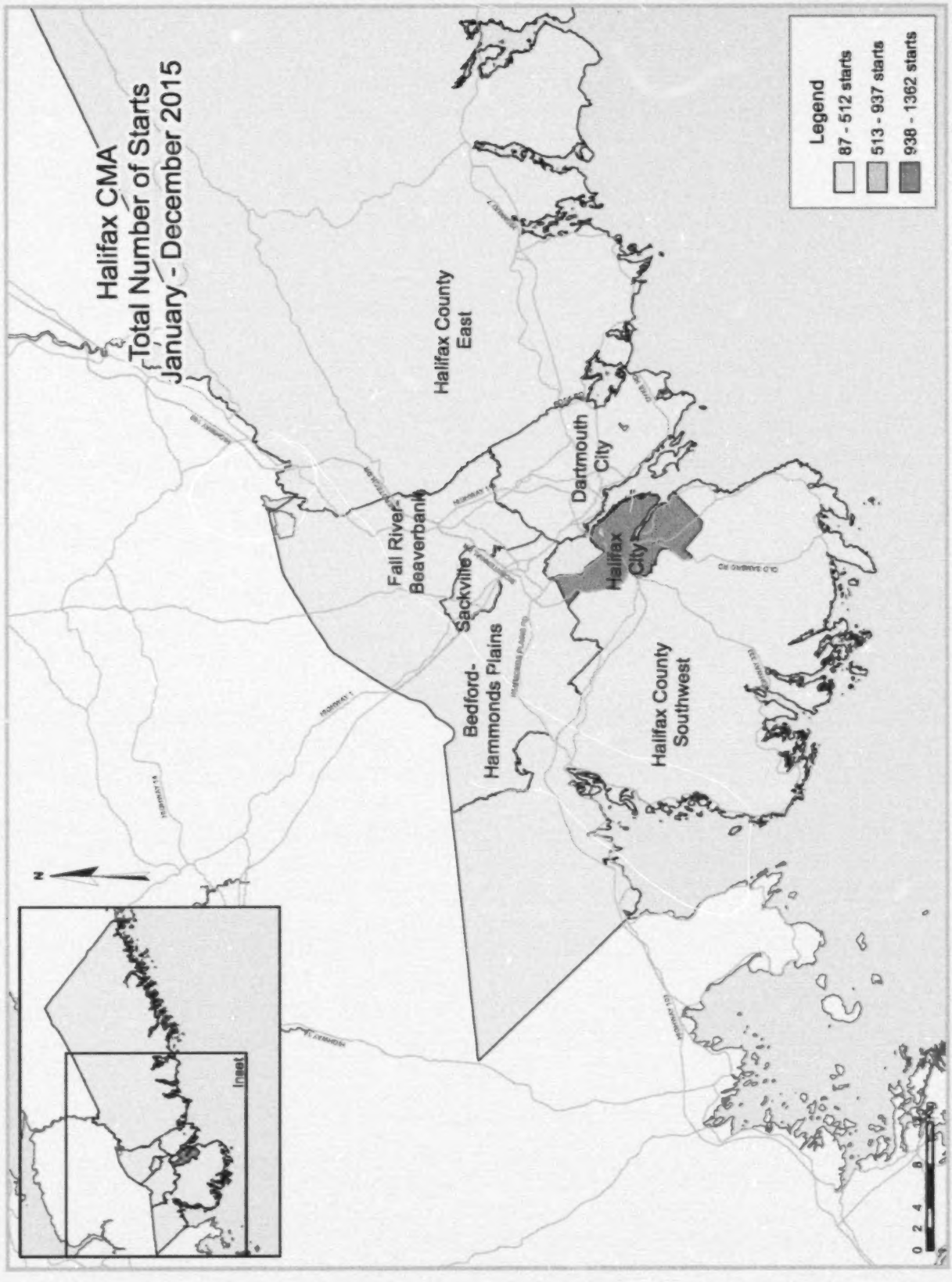

Halifax CMA
Number of Starts (Multiples)
December 2015
Legend
No starts
3 starts
4 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
December 2015
Legend
2 - 5 starts
6 - 8 starts
9 - 11 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
December 2015
Legend
2 - 5 starts
6 - 8 starts
9 - 11 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - December 2015
Legend
4 - 444 starts
445 - 884 starts
885 - 1324 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 6


Halifax CMA
Number of Starts (Singles)
January - December 2015
Legend
36 - 54 starts
55 - 72 starts
73 - 91 starts
Halifax County East
Dartmouth City
Halifax City
Fall River - Beaverbank
Sackville
Bedford - Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - December 2015
Legend
87 - 512 starts
513 - 937 starts
938 - 1362 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) December 2015		
Halifax CMA[1]	November 2015	December 2015
Trend[2]	3,383	2,403
SAAR	1,934	819
	December 2014	December 2015
Actual		
December - Single-Detached	36	46
December - Multiples	107	7
December - Total	143	53
January to December - Single-Detached	511	425
January to December - Multiples	1,246	2,174
January to December - Total	1,757	2,599

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2015	42	6	0	0	0	0	4	1	53
December 2014	35	4	11	0	0	0	1	80	143
% Change	20.0	50.0	-100.0	n/a	n/a	n/a	**	-98.8	-62.9
Year-to-date 2015	394	70	68	3	2	378	57	1,484	2,599
Year-to-date 2014	485	70	99	0	0	166	34	854	1,757
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
UNDER CONSTRUCTION									
December 2015	305	68	107	0	0	544	30	2,305	3,526
December 2014	338	54	159	0	0	238	12	1,756	2,606
% Change	-9.8	25.9	-32.7	n/a	n/a	128.6	150.0	31.3	35.3
COMPLETIONS									
December 2015	52	8	10	0	0	0	3	8	81
December 2014	51	6	0	0	0	60	14	242	373
% Change	2.0	33.3	n/a	n/a	n/a	-100.0	-78.6	-96.7	-78.3
Year-to-date 2015	422	54	101	3	2	72	65	955	1,674
Year-to-date 2014	570	102	69	0	6	92	53	958	1,850
% Change	-26.0	-47.1	46.4	n/a	-66.7	-21.7	22.6	-0.3	-9.5
COMPLETED & NOT ABSORBED									
December 2015	79	12	26	1	3	53	n/a	n/a	174
December 2014	82	23	22	0	3	51	n/a	n/a	181
% Change	-3.7	-47.8	18.2	n/a	0.0	3.9	n/a	n/a	-3.9
ABSORBED									
December 2015	50	8	12	0	0	3	n/a	n/a	73
December 2014	57	6	4	0	1	9	n/a	n/a	77
% Change	-12.3	33.3	200.0	n/a	-100.0	-66.7	n/a	n/a	-5.2
Year-to-date 2015	425	63	97	2	2	70	n/a	n/a	659
Year-to-date 2014	572	107	87	0	3	9	n/a	n/a	778
% Change	-25.7	-41.1	11.5	n/a	-33.3	**	n/a	n/a	-15.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
December 2015	2	0	0	0	0	0	0	0	2
December 2014	1	0	0	0	0	0	0	0	1
Dartmouth City									
December 2015	5	4	0	0	0	0	1	0	10
December 2014	3	2	0	0	0	0	0	0	17
Bedford-Hammonds Plains									
December 2015	7	0	0	0	0	0	1	0	8
December 2014	2	0	0	0	0	0	0	0	2
Sackville									
December 2015	5	0	0	0	0	0	0	0	5
December 2014	1	0	6	0	0	0	0	0	7
Fall River - Beaverbank									
December 2015	4	2	0	0	0	0	0	1	7
December 2014	4	2	0	0	0	0	0	0	6
Halifax County East									
December 2015	11	0	0	0	0	0	0	0	11
December 2014	15	0	0	0	0	0	1	0	16
Halifax County Southwest									
December 2015	8	0	0	0	0	0	2	0	10
December 2014	9	0	5	0	0	0	0	80	94
Halifax CMA									
December 2015	42	6	0	0	0	0	4	1	53
December 2014	35	4	11	0	0	0	1	80	143

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
December 2015	40	20	45	0	0	434	0	1,589	2,128
December 2014	40	20	73	0	0	128	12	1,077	1,350
Dartmouth City									
December 2015	33	14	6	0	0	110	3	213	412
December 2014	38	8	4	0	0	110	0	233	425
Bedford-Hammonds Plains									
December 2015	52	6	16	0	0	0	5	163	309
December 2014	34	6	34	0	0	0	0	75	149
Sackville									
December 2015	17	2	35	0	0	0	0	256	365
December 2014	37	0	12	0	0	0	0	225	274
Fall River - Beaverbank									
December 2015	44	14	0	0	0	0	21	3	82
December 2014	44	16	16	0	0	0	0	65	146
Halifax County East									
December 2015	58	8	0	0	0	0	0	1	79
December 2014	77	2	0	0	0	0	0	0	91
Halifax County Southwest									
December 2015	61	4	5	0	0	0	1	80	151
December 2014	68	2	20	0	0	0	0	81	171
Halifax CMA									
December 2015	305	68	107	0	0	544	30	2,305	3,526
December 2014	338	54	159	0	0	238	12	1,756	2,606

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
December 2015	2	2	0	0	0	0	0	0	4
December 2014	4	4	0	0	0	0	13	242	263
Dartmouth City									
December 2015	5	2	0	0	0	0	1	8	16
December 2014	5	0	0	0	0	0	0	0	5
Bedford-Hammonds Plains									
December 2015	7	2	4	0	0	0	1	0	14
December 2014	2	0	0	0	0	0	0	0	2
Sackville									
December 2015	10	0	0	0	0	0	0	0	10
December 2014	0	0	0	0	0	60	0	0	60
Fall River - Beaverbank									
December 2015	6	2	0	0	0	0	0	0	8
December 2014	12	2	0	0	0	0	0	0	14
Halifax County East									
December 2015	15	0	0	0	0	0	0	0	15
December 2014	18	0	0	0	0	0	1	0	19
Halifax County Southwest									
December 2015	7	0	6	0	0	0	1	0	14
December 2014	10	0	0	0	0	0	0	0	10
Halifax CMA									
December 2015	52	8	10	0	0	0	3	8	81
December 2014	51	6	0	0	0	60	14	242	373

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
December 2015	14	5	11	0	0	51	n/a	n/a	81
December 2014	16	8	9	0	0	0	n/a	n/a	33
Dartmouth City									
December 2015	9	0	2	0	0	0	n/a	n/a	11
December 2014	13	1	4	0	0	0	n/a	n/a	18
Bedford-Hammonds Plains									
December 2015	17	0	2	0	0	0	n/a	n/a	19
December 2014	14	0	3	0	0	0	n/a	n/a	17
Sackville									
December 2015	10	3	6	0	0	2	n/a	n/a	21
December 2014	6	7	5	0	0	51	n/a	n/a	69
Fall River - Beaverbank									
December 2015	13	4	1	0	0	0	n/a	n/a	18
December 2014	23	7	0	0	0	0	n/a	n/a	30
Halifax County East									
December 2015	9	0	0	1	0	0	n/a	n/a	10
December 2014	6	0	0	0	0	0	n/a	n/a	6
Halifax County Southwest									
December 2015	7	0	4	0	3	0	n/a	n/a	14
December 2014	4	0	1	0	3	0	n/a	n/a	8
Halifax CMA									
December 2015	79	12	26	1	3	53	n/a	n/a	174
December 2014	82	23	22	0	3	51	n/a	n/a	181

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
December 2015	3	2	1	0	0	3	n/a	n/a	9
December 2014	4	6	2	0	0	0	n/a	n/a	12
Dartmouth City									
December 2015	6	2	0	0	0	0	n/a	n/a	8
December 2014	6	0	0	0	0	0	n/a	n/a	6
Bedford-Hammonds Plains									
December 2015	5	2	7	0	0	0	n/a	n/a	14
December 2014	5	0	0	0	0	0	n/a	n/a	5
Sackville									
December 2015	10	0	2	0	0	0	n/a	n/a	12
December 2014	1	0	2	0	0	9	n/a	n/a	12
Fall River - Beaverbank									
December 2015	4	2	0	0	0	0	n/a	n/a	6
December 2014	10	0	0	0	0	0	n/a	n/a	10
Halifax County East									
December 2015	15	0	0	0	0	0	n/a	n/a	15
December 2014	19	0	0	0	0	0	n/a	n/a	19
Halifax County Southwest									
December 2015	7	0	2	0	0	0	n/a	n/a	9
December 2014	12	0	0	0	1	0	n/a	n/a	13
Halifax CMA									
December 2015	50	8	12	0	0	3	n/a	n/a	73
December 2014	57	6	4	0	1	9	n/a	n/a	77

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489
% Change	10.8	7.8	-6.2	n/a	140.0	12.0	**	-25.0	-0.9
2006	1,055	154	129	0	15	266	11	881	2,511

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	% Change
Halifax City	2	1	0	0	0	0	0	0	2	1	100.0
Dartmouth City	6	3	4	2	0	0	0	12	10	17	-41.2
Bedford-Hammonds Plains	8	2	0	0	0	0	0	0	8	2	**
Sackville	5	1	0	0	0	6	0	0	5	7	-28.6
Fall River - Beaverbank	4	4	2	2	0	0	1	0	7	6	16.7
Halifax County East	11	16	0	0	0	0	0	0	11	16	-31.3
Halifax County Southwest	10	9	0	0	0	5	0	80	10	94	-89.4
Halifax CMA	46	36	6	4	0	11	1	92	53	143	-62.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Halifax City	38	45	24	34	24	37	1,276	639	1,362	755	80.4
Dartmouth City	36	42	10	2	6	0	234	142	286	186	53.8
Bedford-Hammonds Plains	68	47	8	6	10	22	230	75	316	150	110.7
Sackville	49	47	2	0	28	16	261	50	340	113	**
Fall River - Beaverbank	67	91	14	24	29	21	3	65	113	201	-43.8
Halifax County East	76	130	10	2	0	0	1	12	87	144	-39.6
Halifax County Southwest	91	109	4	2	0	16	0	81	95	208	-54.3
Halifax CMA	425	511	72	70	97	112	2,005	1,064	2,599	1,757	47.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Halifax City	0	0	0	0	0	0	0	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	6	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	1	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	5	0	0	0	0	0	80
Halifax CMA	0	11	0	0	0	0	1	80

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Halifax City	24	33	0	4	378	56	898	583
Dartmouth City	6	0	0	0	0	110	213	0
Bedford-Hammonds Plains	10	22	0	0	0	0	163	75
Sackville	28	12	0	4	0	0	206	50
Fall River - Beaverbank	0	16	29	0	0	0	3	65
Halifax County East	0	0	0	0	0	0	1	0
Halifax County Southwest	0	16	0	0	0	0	0	81
Halifax CMA	68	99	29	8	378	166	1,484	854

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Halifax City	2	1	0	0	0	0	2	1
Dartmouth City	9	5	0	0	1	0	10	17
Bedford-Hammonds Plains	7	2	0	0	1	0	8	2
Sackville	5	7	0	0	0	0	5	7
Fall River - Beaverbank	6	6	0	0	1	0	7	6
Halifax County East	11	15	0	0	0	1	11	16
Halifax County Southwest	8	14	0	0	2	80	10	94
Halifax CMA	48	50	0	0	5	81	53	143

Table 2.5: Starts by Submarket and by Intended Market January - December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Halifax City	85	112	378	56	899	587	1,362	755
Dartmouth City	44	41	0	110	221	3	286	186
Bedford-Hammonds Plains	77	75	0	0	172	75	316	150
Sackville	78	52	0	0	207	61	340	113
Fall River - Beaverbank	79	125	0	0	34	71	113	201
Halifax County East	80	129	5	0	2	3	87	144
Halifax County Southwest	89	120	0	0	6	88	95	208
Halifax CMA	532	654	383	166	1,541	888	2,599	1,757

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	% Change
Halifax City	2	4	2	4	0	13	0	242	4	263	-98.5
Dartmouth City	6	5	2	0	0	0	8	0	16	5	**
Bedford-Hammonds Plains	8	2	2	0	4	0	0	0	14	2	**
Sackville	10	0	0	0	0	0	0	60	10	60	-83.3
Fall River - Beaverbank	6	12	2	2	0	0	0	0	8	14	-42.9
Halifax County East	15	19	0	0	0	0	0	0	15	19	-21.1
Halifax County Southwest	8	10	0	0	6	0	0	0	14	10	40.0
Halifax CMA	55	52	8	6	10	13	8	302	81	373	-78.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Halifax City	38	65	24	30	64	47	458	585	584	727	-19.7
Dartmouth City	37	46	4	22	4	9	253	269	298	346	-13.9
Bedford-Hammonds Plains	45	66	8	10	28	8	75	0	156	84	85.7
Sackville	69	48	0	12	5	17	175	163	249	240	3.8
Fall River - Beaverbank	66	123	16	30	29	5	65	0	176	158	11.4
Halifax County East	94	148	2	4	0	3	0	32	96	187	-48.7
Halifax County Southwest	97	101	2	0	15	6	1	1	115	108	6.5
Halifax CMA	446	597	56	108	145	95	1,027	1,050	1,674	1,850	-9.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Halifax City	0	0	0	13	0	0	0	242
Dartmouth City	0	0	0	0	0	0	8	0
Bedford-Hammonds Plains	4	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	60	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	6	0	0	0	0	0	0	0
Halifax CMA	10	0	0	13	0	60	8	242

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Halifax City	48	34	16	13	72	0	386	585
Dartmouth City	4	9	0	0	0	0	253	269
Bedford-Hammonds Plains	20	8	8	0	0	0	75	0
Sackville	5	13	0	4	0	60	175	103
Fall River - Beaverbank	9	5	20	0	0	0	65	0
Halifax County East	0	0	0	3	0	32	0	0
Halifax County Southwest	15	6	0	0	0	0	1	1
Halifax CMA	101	75	44	20	72	92	955	958

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Halifax City	4	8	0	0	0	255	4	263
Dartmouth City	7	5	0	0	9	0	16	5
Bedford-Hammonds Plains	13	2	0	0	1	0	14	2
Sackville	10	0	0	60	0	0	10	60
Fall River - Beaverbank	8	14	0	0	0	0	8	14
Halifax County East	15	18	0	0	0	1	15	19
Halifax County Southwest	13	10	0	0	1	0	14	10
Halifax CMA	70	57	0	60	11	256	81	373

Table 3.5: Completions by Submarket and by Intended Market
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Halifax City	109	127	72	0	403	600	584	727
Dartmouth City	40	69	0	0	258	277	298	346
Bedford-Hammonds Plains	67	84	0	0	89	0	156	84
Sackville	73	66	0	60	176	114	249	240
Fall River - Beaverbank	89	152	0	0	87	6	176	158
Halifax County East	90	149	5	32	1	6	96	187
Halifax County Southwest	109	94	0	6	6	8	115	108
Halifax CMA	577	741	77	98	1,020	1,011	1,674	1,850

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
December 2014	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	-
Year-to-date 2015	7	18.4	6	15.8	1	2.6	2	5.3	22	57.9	38	-	-
Year-to-date 2014	10	16.4	12	19.7	5	8.2	4	6.6	30	49.2	61	-	319,250
Dartmouth City													
December 2015	2	33.3	1	16.7	0	0.0	0	0.0	3	50.0	6	-	-
December 2014	2	33.3	1	16.7	1	16.7	1	16.7	1	16.7	6	-	-
Year-to-date 2015	10	27.8	3	8.3	0	0.0	7	19.4	16	44.4	36	-	-
Year-to-date 2014	20	35.1	6	10.5	8	14.0	3	5.3	20	35.1	57	-	-
Bedford-Hammonds Plains													
December 2015	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	-	-
December 2014	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	-	-
Year-to-date 2015	2	5.6	1	2.8	5	13.9	7	19.4	21	58.3	36	-	-
Year-to-date 2014	4	5.7	5	7.1	13	18.6	15	21.4	33	47.1	70	-	414,723
Sackville													
December 2015	0	0.0	0	0.0	6	60.0	1	10.0	3	30.0	10	395,000	475,890
December 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2015	2	3.2	2	3.2	22	34.9	8	12.7	29	46.0	63	395,000	480,153
Year-to-date 2014	1	2.6	4	10.3	10	25.6	14	35.9	10	25.6	39	-	451,660
Fall River - Beaverbank													
December 2015	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	-	-
December 2014	1	10.0	0	0.0	5	50.0	1	10.0	3	30.0	10	-	-
Year-to-date 2015	13	17.6	12	16.2	16	21.6	10	13.5	23	31.1	74	-	441,827
Year-to-date 2014	13	12.3	23	21.7	30	28.3	12	11.3	28	26.4	106	-	439,819
Halifax County East													
December 2015	10	66.7	3	20.0	1	6.7	0	0.0	1	6.7	15	-	260,945
December 2014	14	73.7	3	15.8	2	10.5	0	0.0	0	0.0	19	-	238,804
Year-to-date 2015	52	58.4	12	13.5	12	13.5	2	2.2	11	12.4	89	-	281,696
Year-to-date 2014	83	58.9	22	15.6	20	14.2	6	4.3	10	7.1	141	260,000	288,158
Halifax County Southwest													
December 2015	2	28.6	2	28.6	2	28.6	0	0.0	1	14.3	7	-	-
December 2014	1	8.3	1	8.3	3	25.0	1	8.3	6	50.0	12	-	499,000
Year-to-date 2015	12	13.5	11	12.4	19	21.3	14	15.7	33	37.1	89	-	442,750
Year-to-date 2014	11	11.2	18	18.4	23	23.5	12	12.2	34	34.7	98	-	436,607
Halifax CMA													
December 2015	15	30.0	7	14.0	11	22.0	3	6.0	14	28.0	50	375,000	399,619
December 2014	18	31.6	5	8.8	13	22.8	7	12.3	14	24.6	57	-	375,946
Year-to-date 2015	98	23.1	47	11.1	75	17.6	50	11.8	155	36.5	425	387,500	441,294
Year-to-date 2014	142	24.8	90	15.7	109	19.1	66	11.5	165	28.8	572	370,000	393,001

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2015						
Submarket	Dec 2015	Dec 2014	% Change	YTD 2015	YTD 2014	% Change
Halifax City	-	-	n/a	-	319,250	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	-	414,723	n/a
Sackville	475,890	-	n/a	480,153	451,660	6.3
Fall River - Beaverbank	-	-	n/a	441,827	439,819	0.5
Halifax County East	260,945	238,804	9.3	281,696	288,158	-2.2
Halifax County Southwest	-	499,000	n/a	442,750	436,607	1.4
Halifax CMA	399,619	375,946	6.3	441,294	393,001	12.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	December 2015				December 2014				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	26	347,921	100	667	59	316,758	141	689	-55.9	9.8	-29.1	-3.2
Dartmouth City	42	211,810	114	548	54	241,988	127	593	-22.2	-12.5	-10.2	-7.6
Bedford-Hammonds Plains	24	439,583	112	486	40	355,816	169	549	-40.0	23.5	-33.7	-11.5
Sackville	8	220,975	142	238	20	219,860	131	236	-60.0	0.5	8.4	0.8
Halifax County Southwest	16	255,125	134	336	32	248,638	141	335	-50.0	2.6	-5.0	0.3
Halifax County East	10	186,920	137	221	18	184,356	76	275	-44.4	1.4	80.3	-19.6
Outside Halifax-Dartmouth Board	15	183,020	99	226	10	136,850	130	255	50.0	33.7	-23.8	-11.4
Fall River-Beaver Bank	8	264,613	142	327	11	242,355	184	325	-27.3	9.2	-22.8	0.6
Halifax CMA	149	275,659	115	3049	244	269,242	138	3257	-38.9	2.4	-16.7	-6.4

Submarket	Year-to-date 2015				Year-to-date 2014				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	1,129	360,586	96		1,101	327,321	94		2.5	10.2	2.1	
Dartmouth City	1,193	239,216	81		1,218	242,677	88		-2.1	-1.4	-8.0	
Bedford-Hammonds Plains	597	363,310	132		605	357,002	139		-1.3	1.8	-5.0	
Sackville	332	208,164	100		400	217,229	90		-17.0	-4.2	11.1	
Halifax County Southwest	380	272,253	103		377	257,912	104		0.8	5.6	-1.0	
Halifax County East	296	204,076	125		315	208,641	111		-6.0	-2.2	12.6	
Outside Halifax-Dartmouth Board	300	190,220	118		316	186,833	107		-5.1	1.8	10.3	
Fall River-Beaver Bank	319	283,058	102		367	287,783	108		-13.1	-1.6	-5.6	
Halifax CMA	4,546	283,792	101	34%	4,699	273,770	102	36%	-3.3	3.7	-1.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
December 2015

		Interest Rates			NHPI, Total, Halifax CMA 2007=100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	117.7	126.0	222	6.5	69.3	825
	February	595	3.14	5.24	117.6	127.0	221	6.4	69.2	831
	March	581	3.14	4.99	117.7	127.6	221	6.1	68.9	842
	April	570	3.14	4.79	117.6	127.7	223	5.8	69.0	853
	May	570	3.14	4.79	117.6	128.2	222	5.6	68.7	852
	June	570	3.14	4.79	117.6	127.7	223	5.6	68.8	854
	July	570	3.14	4.79	117.5	127.5	221	6.2	68.5	863
	August	570	3.14	4.79	117.5	127.7	221	6.2	68.3	870
	September	570	3.14	4.79	117.9	128.2	221	6.3	68.6	871
	October	570	3.14	4.79	118.0	128.2	224	6.1	69.1	874
	November	570	3.14	4.79	118.0	127.4	226	6.2	69.8	872
	December	570	3.14	4.79	118.0	126.2	227	6.2	70.1	869
2015	January	570	3.14	4.79	118.0	125.8	227	6.1	70.0	864
	February	567	2.89	4.74	118.5	126.9	226	6.3	69.7	870
	March	567	2.89	4.74	118.6	128.4	225	6.5	69.2	864
	April	561	2.89	4.64	118.6	128.3	222	6.8	68.7	866
	May	561	2.89	4.64	118.7	128.9	221	7.0	68.4	867
	June	561	2.89	4.64	118.9	128.9	221	6.6	68.1	881
	July	561	2.89	4.64	118.8	128.9	223	6.2	68.2	886
	August	561	2.89	4.64	118.8	128.8	225	5.8	68.2	879
	September	561	2.89	4.64	118.8	128.4	226	5.9	68.8	869
	October	561	2.89	4.64	118.9	128.8	226	5.9	68.6	860
	November	561	3.14	4.64	118.4	128.1	224	6.1	68.2	860
	December	561	3.14	4.64		127.7	223	6.2	67.9	865

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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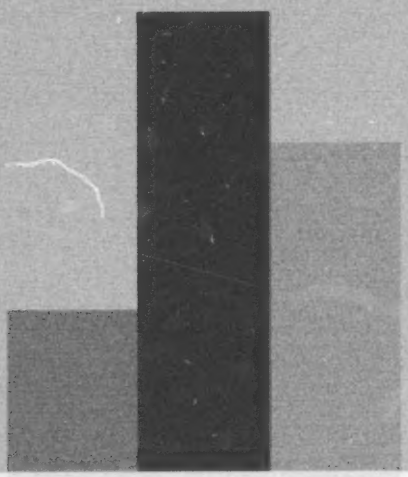

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